

Submitter: Buck Blanc
On Behalf Of: CAI LAC
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3746

I oppose this bill as amended as this will greatly reduce the ability of unit owners to make claims on construction defects. The requirement for the board of directors to annually inspect units for moisture adds additional liability to the board of directors for a community association. This requirement will also negatively increase costs for the association.

If a construction company incorrectly installs or uses defective materials should be responsible for their work. The requirement for a board to vote in order to file a claim on a construction defect further restricts the ability for a unit owner to be indemnified from a construction defect. This bill will only increase the cost of living in a community association.